

**PRELIMINARY AGENDA
PLANNING AND ZONING COMMISSION MEETING
FEBRUARY 19, 2018
5:00 P.M.**

ROLL CALL

- 1. ELECTION OF THE CHAIRMAN AND VICE CHAIRMAN**
- 2. APPROVAL OF 2017 ANNUAL REPORT**
- 3. APPROVAL OF 2018 CALENDAR**
- 4. APPROVAL OF 2018 WORK PROGRAM**

APPROVAL OF THE MINUTES

- 5. December 11, 2017**
- 6. December 18, 2017**

RULES FOR CONDUCTING PUBLIC HEARINGS

Applicant and applicant representatives for the proposal will speak first for a period not to exceed 15 minutes.

Those members of the public desiring to speak on a particular item should refer to a meeting agenda and fill out a request to speak form indicating which item they wish to speak on and place it in the designated location prior to the meeting. Once the item is announced, each person's name who has filled out a form will be called on to speak. Proponents will speak, then the opponents. Each speaker will not be allowed more than three minutes. The speakers are requested to limit their remarks and to avoid duplication in their presentations.

Applicant will be allowed a total period of five minutes for rebuttal.

Items placed on the Consent Agenda by the Planning Commission Staff will not have time allocated for speaking, unless there is a member of the public present at the meeting who wishes to speak on the item.

CONSENT AGENDA

**CONSENT - ITEMS FOR WITHDRAWAL
53**

**CONSENT - ITEMS FOR DEFERRAL
40**

**CONSENT - ITEMS FOR APPROVAL
None**

REGULAR AGENDA: ITEMS REQUIRE COUNCIL APPROVAL

- 7. PA-22-17 Jeffaire Commercial Park (6638 Pecue Lane) (*moved from January*)** To amend the Comprehensive Land Use Plan from Commercial (C) to Employment Center (EC) on property located on the west of Pecue Lane, south of Jefferson Highway, on Lots 2 and 3 and Tract A-3-B of Jeffaire Commercial Park. Section 57, T7S, R2E, GLD, EBRP, LA (Council District 11-Watson)
This is related to the next item
- 8. Case 110-17 Jeffaire Commercial Park (6638 Pecue Lane) (*moved from January*)** To rezone from Rural (R) to Light Industrial (M1) on property located on the west of Pecue Lane, south of Jefferson Highway, on Lots 2 and 3 and Tract A-3-B of Jeffaire Commercial Park. Section 57, T7S, R2E, GLD, EBRP, LA (Council District 11-Watson)
This is related to the previous item

The Planning Commission is initiating rezoning on this commercial subdivision created prior to 1994 as directed by Metro Council
- 9. PA-23-17 3940, 3950 Prescott Road (*moved from January*)** To amend the Comprehensive Land Use Plan from Institutional (INST) to Neighborhood Center (NC) on property located on the south side of Prescott Road, between Delaware Street and Tunica Street, on Lot 12-A-1 of Plank Road Subdivision. Section 57, T6S, R1E, GLD, EBRP, LA (Council District 7-Cole) [Application](#)
This is related to the next item
- 10. Case 120-17 3940, 3950 Prescott Road (*moved from January*)** To rezone from Single Family Residential (A2) to General Office Low Rise (GOL) on property located on the south side of Prescott Road, east of Plank Road, on Lot 12-A-1 of Plank Road Subdivision. Section 57, T6S, R1E, GLD, EBRP, LA (Council District 7-Cole) [Application](#)
This is related to the previous item
- 11. PA-24-17 9163, 8900-10600 UND South Tiger Bend Road (*moved from January*)** To amend the Comprehensive Land Use Plan from Agricultural/Rural (AG/R) to Industrial (I) on property located on the east side of South Tiger Bend Road, south of Womack Road, on Tract P and Q of the Alpha Land Company, Inc. Property. Section 42, T8S, R2E, GLD, EBRP, LA (Council District 9-Hudson) [Application](#)
This is related to the next item
- 12. Case 123-17 9163, 8900-10600 UND South Tiger Bend Road (*moved from January*)** To rezone from Rural (R) to Light Industrial (M1) on property located on the east side of South Tiger Bend Road, south of Womack Road, on Tract P and Q of the Alpha Land Company, Inc. Property. Section 42, T8S, R2E, GLD, EBRP, LA (Council District 9-Hudson) [Application](#)
This is related to the previous item

13. **TA-1-18** **Chapter 20, Definitions** To revise existing and add new definitions related to the Flood Ordinance.
14. **Case 92-17** **505, 507, 515, 517 Roselawn Avenue; 504, 506 Live Oak Boulevard (Deferred from November 13 for 60 days by the Planning Commission and moved from January)** To rezone from Light Industrial (M1) to Limited Residential (A3.3) on property located on the west side of Roselawn Avenue, and the east side of Live Oak Boulevard, on Lots 34, 35, 36, 37, 56, and 57, Block 4 of Buffington Heights Subdivision. Section 96, T7S, R1E, GLD, EBRP, LA (Council District 7-Cole) [Application](#)
15. **Case 93-17** **1221 Gardere Lane, Suite E (moved from January)** To rezone from Heavy Commercial (HC1) to Commercial Alcoholic Beverage (Restaurant) (CAB1) on property located on the east side of Gardere Lane, south of Coy Avenue, on a portion of Lot 27 of Plantation Plaza Subdivision. Section 73, T8S, R1E, GLD, EBRP, LA (Council District 3-Loupe) [Application](#)
16. **Case 111-17** **Jeffaire Commercial Park (12400 Jefferson Highway) (moved from January)** To rezone from Rural (R) to Limited Residential (A3.3) on property located on the south side of Jefferson Highway, west of Pecue Lane, on Tract A-3-A-1-A and A-3-A-1-B of Jeffaire Commercial Park. Section 57 and 58, T7S, R2E, GLD, EBRP, LA (Council District 11-Watson)
The Planning Commission is initiating rezoning on this commercial subdivision created prior to 1994 as directed by Metro Council
17. **Case 112-17** **Jeffaire Commercial Park (6414 Pecue Lane; 12442, 12544– 12758 Jefferson Highway) (moved from January)** To rezone from Rural (R) to Heavy Commercial (HC1) on property located on the south side of Jefferson Highway, and on the west side of Pecue Lane, on Lots 11, 13 thru 20, 21-A, 23-A, 24-A, 26-A, 27, 28, and 34-A-1 of Jeffaire Commercial Park. Section 57 and 58, T7S, R2E, GLD, EBRP, LA (Council District 11-Watson)
The Planning Commission is initiating rezoning on this commercial subdivision created prior to 1994 as directed by Metro Council
18. **Case 113-17** **Lakeland Park (12021 Lakeland Park Boulevard) (moved from January)** To rezone from Rural (R) to Light Industrial (M1) on property located on the west of Pecue Lane, south of Jefferson Highway, on Lot A-4 of Lakeland Park. Section 31, T7S, R2E, GLD, EBRP, LA (Council District 11-Watson)
The Planning Commission is initiating rezoning on this commercial subdivision created prior to 1994 as directed by Metro Council
19. **Case 114-17** **Westfork Office Park (11555 Southfork Avenue) (moved from January)** To rezone from Rural (R) to Limited Residential (A3.3) on property located on the north side of Southfork Avenue, to the west of Westfork Drive, on Tract C-3 of Westfork Office Park. Section 51 and 79, T7S, R2E, GLD, EBRP, LA (Council District 11-Watson)

The Planning Commission is initiating rezoning on this commercial subdivision created prior to 1994 as directed by Metro Council

- 20. Case 115-17 Westfork Office Park (moved from January)** To rezone from Rural (R) to General Office High Rise (GOH) on property to the east and west sides of Southfork Avenue, and on the south side of Southfork Drive, on Lots B-1-A, B-2-A, D, E-1, F-1, F-2, F-3-1, F-3-2, and J of Westfork Office Park. Section 51 and 79, T7S, R2E, GLD, EBRP, LA (Council District 11-Watson)
The Planning Commission is initiating rezoning on this commercial subdivision created prior to 1994 as directed by Metro Council
- 21. Case 116-17 4150 South Sherwood Forest (moved from January)** To rezone from Rural (R) to Heavy Commercial (HC1) on property located on the west side of South Sherwood Forest Boulevard, to the south of Lake Sherwood Avenue, on Tract D-2-2-A-2 of the O.C. Harrell Tract. Section 51, T7S, R1E, GLD, EBRP, LA. (Council District 11-Watson) [Application](#)
- 22. Case 117-17 7474 Corporate Boulevard, Suite 206 (moved from January)** To rezone from Light Commercial (LC1) to Commercial Alcoholic Beverage (Restaurant) (CAB1) on property located on the south side of Corporate Boulevard, to the west of Jefferson Highway, on a portion of Tract A-1-B-1 of Cedar Lodge Plantation. Section 91, T7S, R1E, GLD, EBRP, LA (Council District 11-Watson) [Application](#)
- 23. Case 118-17 6401 Bluebonnet Boulevard, Suite 2011 (moved from January)** To rezone from Heavy Commercial (C2) to Commercial Alcoholic Beverage (Restaurant) (CAB1) on property located on the north side of Mall of Louisiana Boulevard, and south of Interstate 10, on a portion of Lot M-L of the Mall of Louisiana. Section 57, T7S, R1E, GLD, EBRP, LA (Council District 11-Watson) [Application](#)
- 24. Case 119-17 7925 Owen Street** To rezone from Single Family Residential (A1) to Zero Lot Line Residential (A2.6) on property located on the north side of Owen Street, southwest of Jefferson Highway on Lot 8 of Jefferson Place East Subdivision. Section 83, T7S, R1E, GLD, EBRP, LA (Council District 11-Watson) [Application](#)
- 25. Case 121-17 9150 Bereford Drive and 3488 Partridge Lane (moved from January)** To rezone from Single Family Residential (A1) to Two Family Residential (A2.9) on property located to the west side of Partridge Lane, to the north of Bereford Drive, on Tract 3-A-1 of the S.D. Porter Tract and Lot 1 of Partridge Lane Heights Subdivision. Section 39, T7S, R1E, GLD, EBRP, LA (Council District 11-Watson) [Application](#)
- 26. Case 122-17 2340 Thomas H Delphit Drive (moved from January)** To rezone from Limited Residential (A3.1) to Two Family Residential (A2.9) on property located to the west side of Thomas H Delphit Road, at the southwest quadrant of the intersection of Thomas H Delphit Road and East Harding Street, on Lot 70, Block 35 of South Baton Rouge. Section 75, T7S, R1W, GLD, EBRP, LA (Council District 10-Wicker) [Application](#)

27. **Case 1-18** **1210 and 1220 O'Neal Lane** To rezone from Rural (R) to Light Commercial (LC2) on property located on the west side of O'Neal Lane, to the north of Riverdale Avenue East, on Tract X-8-B-1-A and X-8-B-1-B of Five L Development Corporation Property. Section 39, T7S, R2E, GLD, EBRP, LA (Council District 8-Amoroso) [Application](#)
28. **Case 2-18** **2862 O'Neal Lane** To rezone from Rural (R) to Heavy Commercial (HC2) on property located on the west side of O'Neal Lane, north of South Harrell's Ferry Road, on Lots 1-A-1 of Lirocchi Subdivision. Section 47, T7S, R2E, GLD, EBRP, LA (Council District 8-Amoroso) [Application](#)
29. **Case 3-18** **319 and 325 North 26th Street** To rezone from Limited Residential (A3.1) to Heavy Commercial (HC2) on property located on the west side of North 26th Street, north of Florida Street, on Lot 7-A, Block 18 of Duchien Place Subdivision. Section 47, T7S, R1W, GLD, EBRP, LA (Council District 10-Wicker) [Application](#)
30. **Case 4-18** **6505 Scenic Highway** To rezone from Light Commercial (C1) to Heavy Commercial (HC1) on property located on the west side of Scenic Highway, at the northwest quadrant of the intersection of Scenic Highway and Monte Sano Avenue, on Lot F, Block 12 of Monte Sano Highland Farms. Section 37, T6S, R1W, GLD, EBRP, LA (Council District 10-Wicker) [Application](#)
31. **Case 5-18** **4765 Perkins Road** To rezone from Light Commercial (C1) to Heavy Commercial (HC1) on property located on the north side of Perkins Road, west of Glasgow Avenue, on Lot 11 of Aldrich Acres Subdivision. Section 94, T7S, R1E, GLD, EBRP, LA (Council District 12-Freiberg) [Application](#)
32. **Case 6-18** **136 West Chimes Street** To rezone from Heavy Commercial (C2) to Commercial Alcoholic Beverage (Bars and Lounges) (C-AB-2) on property located on the north side of West Chimes Street, to the west of Highland Road, on a portion of Lot 11, Block 1 of Campanile View Subdivision. Section 54, T7S, R1W, GLD, EBRP, LA (Council District 10-Wicker) [Application](#)
33. **Case 7-18** **6307 Quinn Drive** To rezone from Rural (R) to Heavy Commercial (HC1) on property located on the northeast side of Quinn Drive, to the north of Tiger Bend Road, on Tract Z-3-A-5 of SCR Trust Property. Section 57, T7S, R2E, GLD, EBRP, LA (Council District 8-Amoroso) [Application](#)
34. **Case 8-18** **8416 Cumberland Place** To rezone from Transition (B1) to Light Commercial (LC1) on property located on the southwest side of Cumberland Place, to the west of Westfork Drive, on Lot 32-A of Connell's Park, 1st Filing. Section 88, T7S, R1E, GLD, EBRP, LA (Council District 11-Watson) [Application](#)
35. **Case 9-18** **4464 and 4560 Inniswold Road** To rezone from Single Family Residential (A1) to Urban Design One (UDD1) on property on the east side of Bluebonnet Boulevard, to the south of Jefferson Highway, on the rear portion of Lot 61-A

and 61-B (fronting Bluebonnet Boulevard), Section 1 of Inniswold Estates Subdivision. Section 39, T1S, R2E, GLD, EBRP, LA (Council District 11-Watson) [Application](#)

36. **Case 10-18 10000 Perkins Rowe** To rezone from Heavy Commercial (HC1) to Commercial Alcoholic Beverage (Bars and Lounges) (C-AB-2) on property located on the east side of Magnolia Way, on a portion of Block E, Perkins Rowe Property. Section 57, T8S, R1E, GLD, EBRP, LA (Council District 11-Watson) [Application](#)
37. **Case 11-18 2882 Government Street** To rezone from Light Commercial (C1) to Commercial Alcoholic Beverage (Restaurant) (C-AB-1) on property located on the south side of Government Street, at the southwest quadrant of the intersection of Government and Arlington Avenue, on a portion of Lot 5, and Lot 6, Block 2 of Monte Vista Subdivision. Section 74, T7S, R1E, GLD, EBRP, LA (Council District 7-Cole) [Application](#)
38. **ISPUD-5-17 Brentwood Park (moved from January)** A proposed low-density single family residential development located on the south side of Old Hammond Highway, to the east of Brentwood Drive, on Lots 8-A of the David Davis Tract and a portion of Lot 12, 13-A-1-A, 13-A-1-B of Country Club Terrace Subdivision. Section 88, T7S, R1E, GLD, EBRP, LA (Council District 11-Watson) [Application](#)
39. **SPUD-7-06 Artisan Hill, Revision 2 (moved from January)** A proposed low density single family residential development with townhomes and zero lot line units on property located on the north side of Jefferson Highway and west of Bluebonnet Boulevard, on Lots 1-30, Tract A, and Tract B of the Artisan Hill Subdivision, S.D. Porter Property. Section 39, T7S, R1E, GLD, EBRP, LA (Council District 11-Watson) [Application](#)
40. **SPUD-3-17 Arless (Deferred from February 19 by Councilman Watson)** A proposed low-density single family residential development located on the northeast corner of Carter Avenue and Old Hammond Highway, on Lots 1, 2, 3-A, 4-A, 5 and Tract A of the Fair Day Estates Subdivision, and Lots 6 and 7 of the Hutchinson and Day Subdivision. Section 83, T7S, R1E, GLD, EBRP, LA (Council District 11-Watson) [Application](#)
41. **PUD-1-04 The Settlement at Willow Grove Concept Plan Revision** (Council District 11-Watson) [Letter](#)
42. **PUD-1-04 Pool Area, The Settlement at Willow Grove Final Development Plan** A proposed event center on property located to the.... Section 56, T8S, R1E, GLD, EBRP, LA (Council District 11-Watson) [Application](#)
This case is related to the previous item but only requires Planning Commission approval
43. **PUD-1-04 Willow Grove Plantation, The Settlement at Willow Grove Final Development Plan** A proposed bed and breakfast with an office and event center on property located to the east of Willow Grove Boulevard, between

Cypress Barn Drive and Petit Pierre Avenue, on Tract WG-3 and WG-B-1-A-1-B of the Settlement of Willow Grove. Section 56, T8S, R1E, GLD, EBRP, LA (Council District 11-Watson) [Application](#)

This case is related to the previous two items but only requires Planning Commission approval

REGULAR AGENDA: ITEMS REQUIRE PLANNING APPROVAL ONLY

- 44. SPUD-5-00 Mount Hope** A renewal of an expired development plan located on the north side of Highland Road and east of Albert Hart Drive, on an Undesignated Tract and the J. Hammatt Tract, being a portion of Anna Hammatt Property., GLD, EBRP, LA (Council District 12-Freiberg) [Application](#)

- 45. CUP-2-13 United Christian Faith Ministries Revision** A proposed gymnasium and additional parking lot on property located on the east side of Joor Road and north of North Ridgewood Drive, on Lot 11-A of the Sunnybrook Annex Subdivision. Section 48, T6S, R1E, GLD, EBRP, LA (Council District 5 - Green) [Application](#)

- 46. CUP-1-18 BNC Jefferson Office Park (6651 Jefferson Highway)** Being an eastern portion of the east ½ of Lot 5, Block 30 of Goodwood Place Subdivision. (Council District 11-Watson) [Application](#)

- 47. CUP-2-18 BNC Jefferson Office Park (6673 Jefferson Highway)** Being a western portion of the east ½ of Lot 5, Block 30 of Goodwood Place Subdivision. (Council District 11-Watson) [Application](#)

- 48. CUP-3-18 BNC Jefferson Office Park (6651 and 6673 Jefferson Highway)** Being the eastern portion of the west ½ of Lot 5, Block 30 of Goodwood Place Subdivision. (Council District 11-Watson) [Application](#)

- 49. CUP-4-18 BNC Jefferson Office Park (6605 Jefferson Highway)** Being the western portion of the west ½ of Lot 5, Block 30 of Goodwood Place Subdivision. (Council District 11-Watson) [Application](#)

- 50. S-1-18 Inniswold Oaks** A proposed subdivision of property located on the east side of Inniswold Road, south of Oliphant Road, on Lots 152 and 153-A of Inniswold Estates, Section One. (Council District 11-Watson) [Application](#)

- 51. S-2-18 Kimbleton Estates, 3rd Filing** A proposed subdivision of property located east of Kimbleton Avenue, north of Jefferson Highway, on Tracts A-1 and A-2 of the Kimbleton Estates Subdivision, 2nd Filing. (Council District 9-Hudson) [Application](#)

- 52. S-3-18 McArdle Estates** A proposed subdivision of property located on the east side of Cyril Avenue, south of Sevenoaks Avenue, on Lot 11, 13-A-2 of Lobdell Acres Subdivision. (Council District 11-Watson) [Application](#)

53. SS-14-17 **J. Burton LeBlanc Property (*moved from January*)** A proposed subdivision on property located on the south side of Phillips Road, east of South Tiger Bend Road, on Tract Z-3-A of the J. Burton LeBlanc Property (Council District 9-Hudson) [Application](#)
Withdrawn by Applicant on January 9, 2018
54. SP-28-17 **StorageMax Bluebonnet** A proposed storage facility over 50,000 square feet, on property located west of Bluebonnet Boulevard, south of Burbank Drive, on Tract Z-3-B-1-A-1-C-A and Tract Z-3-B-1-A-1-C-B of the Gulf Union Property. [Application](#)
55. SP-29-17 **Cypress at Gardere (*moved from January*)** A proposed senior living facility over 50,000 square feet, on property located on the east side of Gardere Lane, north of Burbank Drive, on Tract A-2-A-4-A-1-B of the Bruce Broussard Tract. (Council District 3-Loupe) [Application](#)

COMMUNICATIONS

DIRECTOR'S COMMENTS

COMMISSIONERS' COMMENTS

ADJOURN